



East of 
ESTATE AGENTS

Church Stile Lane
Woodbury OIEO £1,000,000

Church Stile Lane

Woodbury OIEO £1,000,000

Nestled in the historic heart of the highly sought-after village of Woodbury, this enchanting Grade II listed thatched cottage is a rare blend of period charm and contemporary elegance. Believed to date back to the early 16th century and currently configured as two integrated cottages, the property has been thoughtfully and extensively enhanced by the current owners to create a warm, characterful, and highly versatile home. Offering seven bedrooms—including two on the ground floor—and four bathrooms, the accommodation features an impressive vaulted master suite, two kitchens, three charming period reception rooms, beautifully landscaped gardens, and a private south-westerly facing courtyard. With existing planning permission and scope for further development, the property presents the opportunity to create one truly spectacular residence, retain dual living spaces for multigenerational living, or generate income by maintaining two separate dwellings.

Charming Large Period Residence | Central Woodbury
Location | Seven Bedrooms Including Vaulted Master Suite
| Two of the Bedrooms Located on the Ground Floor | Four
Bathrooms | Three Reception Rooms | Beautiful Gardens |
South West Facing Courtyard | Parking for up to Four
Vehicles | Period Feature and Modern Kitchen with Bi-Fold
Doors

DESCRIPTION

Offering an impressive seven bedrooms, including a stunning master suite with vaulted ceiling and en-suite bathroom, this home is perfectly suited to both family life and entertaining on a grand scale.

Two of the bedrooms and two of the four bathrooms are conveniently located on the ground floor, offering added flexibility for guests or independent family members. At the heart of the home is a striking bespoke kitchen, designed with sleek, contemporary finishes and bi-fold doors opening onto beautifully landscaped, westerly facing gardens—ideal for al fresco dining and summer entertaining. A door from the kitchen leads into the spacious formal sitting room, full of period character with exposed beams and a magnificent large inglenook fireplace. A charming winding staircase rises to two first-floor bedrooms, a family bathroom, and a generous reception landing.



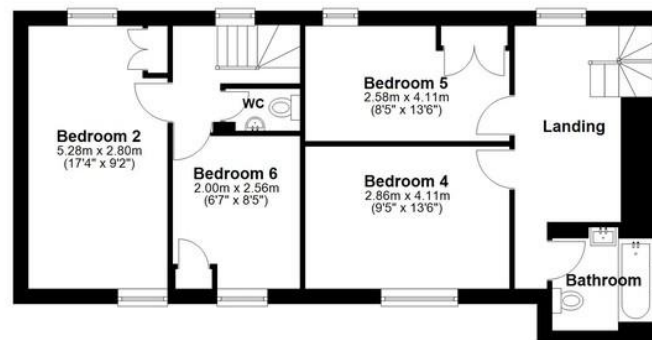
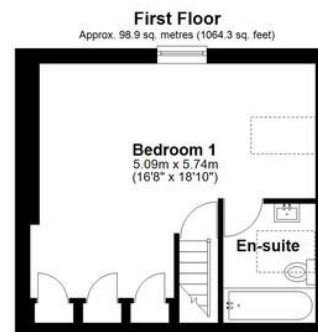
From here, doors lead to a study, a second staircase, and an inner hall that gives access to two further bedrooms and a WC, as well as a second sitting room, ideal as a snug or reading area. On the south side of the property is a second kitchen, which opens out onto a large, south-westerly facing courtyard—a peaceful and private sun trap. The property also benefits from existing planning permission for a substantial extension to this kitchen, further enhancing the property's already generous footprint and flexibility. This extraordinary home blends the beauty and heritage of a historic period property with the convenience and design of modern living. Its enviable position in the heart of Woodbury ensures easy access to local amenities, countryside walks, and excellent transport links, making it a truly unique and desirable opportunity in one of East Devon's most sought-after villages.

LOCATION

Situated amidst the beautiful East Devon countryside, the charming village of Woodbury offers the perfect balance of rural tranquillity and community spirit. Just a short drive from Exeter, Exmouth, and the stunning Jurassic Coast, Woodbury enjoys a prime location with excellent access to both coast and city. Steeped in history and character, the village features a thriving community with a range of local amenities including a highly regarded primary school, two popular pubs, a community shop, post office, church, and a well-used village hall. The surrounding area is ideal for outdoor enthusiasts, with miles of scenic countryside, Woodbury Common, and nearby coastal paths offering fantastic walking, cycling, and nature-watching opportunities. Woodbury also benefits from good transport links, with Exeter International Airport and mainline rail connections nearby, making it well-connected for both business and leisure travel.

With its strong sense of community, outstanding natural beauty, and convenient location, Woodbury is one of East Devon's most desirable and picturesque villages—offering a peaceful lifestyle without compromise.





Total area: approx. 236.9 sq. metres (2549.8 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967